

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
FEBRUARY 14, 2012**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, February 14, 2012 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:34 p.m. The following members were present: Chair Tim Vincent, Jeff Nimmer, Shermin Ata, and Angela Harris. Staff present included Inspectors Wanda Hovander, Roddy Covington, Chris Jones, Roy McDougal, Don Sheffield, Danny Nall, and Lori Loosemore. Also in attendance was Mary Lynn Anderson, Legal Department, and Mike Williams, Attorney for the Commission.

**1. APPROVAL OF JANUARY 10, 2012 MINUTES:**

Ms. Harris moved to approve the minutes from the January 10, 2012 meeting as written, seconded by Mr. Nimmer. The Commission voted unanimously 4-0 in favor of the motion.

Inspector Hovander asked the Commission to move Item 10, 1018 Willard Street, to the first item under continued cases.

Ms. Ata moved to move Item 10, 1018 Willard Street, to the first item under continued cases, seconded by Mr. Nimmer. The Commission voted unanimously 4-0 in favor of the motion.

Ms. Harris moved that continued cases be moved and heard before new cases to allow staff time to resolve technical difficulties with the video equipment, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion.

**Continued Cases:**

- 2. 1018 Willard Street -- (TMN 196-10-27) James B. Fleet Jr., Trustee -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the November 8, 2011; December 13, 2011; and January 10, 2012 Housing Commission Meetings. Inspectors McDougal and Hovander.  
(CONTINUED UNTIL APRIL, 2012 MEETING)**

Inspector Hovander stated that 1018 Willard Street was last heard January 10, 2012.

Beverly Kehayes, 709 Percy Street, is the realtor for this property. She indicated that the property has been sold and the buyer is aware of all the repairs that need to be made on the property.

Mr. Mijanjo Lopez, the buyer, spoke through an interpreter, Rhona Manzo. Mr. Lopez indicated that his plan was to finish the repairs and live in the property. He stated that he was aware of all the violations. He asked for a month to finish the repairs.

Ms. Harris moved to continue this case until the April, 2012 meeting, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion.

Mr. Joe Tomlinson, Yost and Little Realty, stated that his client is aware of the required permits. Mr. Tomlinson said that he will continue to work with Mr. Lopez to make sure the work is done according to statutes.

**3. PUBLISHED CASE -- ALLOW 2 MONTHS FOR ANY CONTINUANCES.  
1502 Woodmere Drive -- (TMN 187-4-37) Talon Properties, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the November 8, 2011 Housing Commission Meeting. Inspectors McDougal and Hovander.  
(CONTINUED UNTIL APRIL, 2012 MEETING)**

Inspector Hovander stated that the video being shown was taken on February 13, 2012 by Inspector Danny Nall who indicated most of the violations had been repaired. The outstanding violations included inoperable heat and missing or inoperable smoke detector.

Chair Vincent asked if any one was present wishing to speak on this property.

Inspector Nall stated that he visited the property and all the violations were repaired with the exception of the heat pump that is sitting outside. The owner is waiting until there is a tenant to install the heat pump. Inspector Nall was uncertain about the status of the smoke detector.

Mr. Mike Kruehl, 1214 Rankin Mill Road, confirmed that he plans to wait until a tenant is available to install the heat pump to avoid theft of the unit. He indicated that he tried to pull a plumbing permit earlier today.

Ms. Loosemore clarified that the owner will need to wait until there is a tenant and the heat pump has been installed to arrange an inspection to make sure the heat is working properly.

Following a discussion, staff decided not to request this case be returned to the Inspector.

Ms. Ata moved to continue this case until the April, 2012 meeting, seconded by Ms. Harris. The Commission voted unanimously 4-0 in favor of the motion.

**4. 605 Martin Street -- (TMN 29-9-24) JCG & Associates LLC and BBC Consultants LLC, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the November 9, 2010; June 14, 2011; October 11, 2011; and November 8, 2011 Housing Commission meetings. Inspectors Covington & Hovander.  
(CONTINUED UNTIL MARCH, 2012 MEETING)**

Chair Vincent stated that due to technical difficulties encountered with the video equipment, this case will be have to be continued to the March, 2012 meeting.

Ms. Ata moved to continue this case until the March, 2012 meeting, seconded by Mr. Nimmer. The Commission voted unanimously 4-0 in favor of the motion.

**5. 508 Penry Road -- (TMN 00-04-0187-B-0464-S-011) -- Heirs of Bessie M. Davis, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the December 13, 2011 Housing Commission meeting. Inspectors McDougal and Hovander.**

Inspector Hovander stated that this property has been foreclosed and will be demolished by the Inspections department.

- 6. 517 Park Avenue -- (TMN 278-5-13) Judith & John Worsley II, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the October 12, 2010; December 14, 2010; March 8, 2011; and January, 2012 Housing Commission meetings. Inspectors Covington & Hovander.  
(CONTINUED UNTIL APRIL, 2012 MEETING)**

Inspector Hovander stated that this case was continued from the January, 2012 meeting and is located in the historic district. The video being shown was taken February 14, 2012 by Inspector Nall.

Rob Ricks, 519 Park Avenue, was present to speak on the property. Mr. Ricks is the contractor. He has cleaned out the interior of the property and has hired an electrician. He explained that the load center was not big enough and will be changed out this week. The entire house will be rewired beginning next week. Mr. Ricks anticipated 30 days for the electrician to complete his work, 30 days to finish the sheetrock work, and 30 more days to complete repairs on the violations. He will also have to hire a plumber to hook up the hot water tank, sink, and toilet. He hoped to have all violations completed within 90 days.

Mr. Nimmer moved to continue this case until the April, 2012 meeting, seconded by Ms. Ata. The Commission voted unanimously in favor of the motion.

#### **New Cases:**

- 7. 313 Winston Street -- (TMN 00-00-0126-0-0001-00-011/Parcel # 0012998) Chikiki Peguese Dudley and Lezlie Lamont Dudley, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington and Hovander.  
(INSPECTOR UPHELD)**

Inspector Hovander stated that 313 Winston Street is not part of a duplex or apartment complex. The case is being submitted as less than 50% damaged. A title search was completed on this property in July, 2010. The date of inspection was June, 2008 and all parties of interest were notified of the hearing. The date of the hearing was October 11, 2010 and no one appeared. The Order was issued on May 6, 2011 and expired on June 6, 2011. The date of last visual inspection was February 14, 2012 by Inspector Nall. The City did not have to order the property secured. There are children in the area and there is no school nearby. There is no history of police complaints to LOE. In the opinion of the Inspector, the owner has abandoned the intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was February 14, 2012; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. Inspector Hovander stated that she agreed with all the information

Inspector Hovander stated that the list of violations include accessory structure structurally unsound or in disrepair; bathroom or toilet room needs proper ventilation; electrical equipment not properly maintained; electrical system hazard throughout; electrical wiring not properly installed; emergency escape and rescue opening not readily openable; emergency escape and rescue opening obstructed; exterior doors, assemblies or hardware not in good condition; exterior handrail or guard not firmly fastened, incapable of supporting loads, or not in good condition; exterior paint peeling, flaking or chipped; exterior property or premises unclean, unsafe; exterior stairways, decks, porches, or balconies structurally unsound; exterior surfaces not maintained in good condition; exterior surfaces not maintained in good condition; exterior

walls not weatherproof; exterior walls have holes, breaks, loose or rotting materials; foundation walls shall prevent entry of rodents and pests; heating facility not provided; insect screens required at doors, windows and openings required for ventilation; interior surfaces cracked or have loose plaster; lighting fixture required at kitchen; lighting fixture required at public hall; locks shall secure entrance door to unit or guestroom; overhang extensions: protect metal and wood with weather coating materials; plumbing fixtures have other defects; plumbing fixtures leaking; plumbing fixtures unsafe or unsanitary; single station smoke alarms required in existing dwelling unit; and windows, skylights, doors or frames unsound, in disrepair, or not weather tight.

There was no one present wishing to speak on this property.

Mr. Nimmer moved to uphold the Inspector, seconded by Ms. Harris. The Commission voted unanimously 4-0 in favor of the motion.

Chair Vincent stated that the property involved in this matter is located at 313 Winston Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- 8. 2400 Fleming Road -- (TMN 00-11-0694-0-0924-00-009/Parcel #0096253) Renneth J. Calton, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Foster and Hovander.  
(CONTINUED UNTIL MARCH, 2012 MEETING)**

Chair Vincent stated that due to technical difficulties encountered with the video equipment, this case will be have to be continued to the March, 2012 meeting.

Ms. Ata moved to continue this case until the March, 2012 meeting, seconded by Mr. Nimmer. The Commission voted unanimously 4-0 in favor of the motion.

- 9. 4605 Cardinal Cove North -- (TMN 00-11-0694-A-0923-00-009/Parcel #0096291) Renneth J. Calton, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Foster and Hovander.  
(CONTINUED UNTIL MARCH, 2012 MEETING)**

Chair Vincent stated that due to technical difficulties encountered with the video equipment, this case will be have to be continued to the March, 2012 meeting.

Ms. Ata moved to continue this case until the March, 2012 meeting, seconded by Mr. Nimmer. The Commission voted unanimously 4-0 in favor of the motion.

- 10. 418 R West Washington Street -- (TMN 00-00-0020-05-012/Parcel #0001608) Henry Christian Zenke III and Virginia Hawthorne Zenke, Trustees -- In the Matter of Order to Repair or Demolish the Structure. Inspector Sheffield)  
(CONTINUED UNTIL MARCH, 2012 MEETING)**

Chair Vincent stated that due to technical difficulties encountered with the video equipment, this case will be have to be continued to the March, 2012 meeting.

Ms. Ata moved to continue this case until the March, 2012 meeting, seconded by Mr. Nimmer. The Commission voted unanimously 4-0 in favor of the motion.

### **RUCO BUSINESS:**

- **Study Committee to Replace RUCO Board**

Ms. Loosemore reported that there are plans to create a study committee consisting of numerous stakeholders. She asked that any interested members volunteer to attend the series of meetings and represent the Minimum Housing Standards Commission. Chair Vincent and Mr. Nimmer volunteered to attend the first meeting until a permanent representative from the Commission is chosen.

### **REQUEST TO RESCIND:**

- 11. 3911 Standish Drive – (TMN 3-146-D-498-113) – Recorded 7/18/2011; Book 7256: Pages 1225, 1226. Demolished by Owner(s). Inspector McDougal and Hovander.**
- 12. 3912 Standish Drive – (TMN 3-146-D-498-113) – Recorded 7/18/2011; Book 7256: Pages 1227, 1228. Demolished by Owner(s).**
- 13. 700 North English Street – (TMN 188-8-20/Parcel #0020006) – Recorded 1/17/2012; Book 7311: Pages 2283, 2284. Defect in Service.**
- 14. 501 Andrew Street – (TMN 31-8-23/Parcel # 0003056) – Recorded 3/9/2010; Book 7107: Pages 1730, 1731. Repaired by Owner.**

Ms. Harris moved to rescind these properties, seconded by Ms. Ata. The Commission voted unanimously to approve the motion.

### **ADJOURNMENT:**

Ms. Harris moved to adjourn the meeting, seconded by Ms. Ata. There being no further business before the Group, the meeting adjourned at 2:35 p.m.

Respectfully submitted,

Tim Vincent  
Chairman, City of Greensboro Minimum Housing Standards Commission

TV:sm/jd